The Development Process from Beginning to End

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Development Services Manager

KSA – Austin
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30 Years of Experience

Education

Bachelors of Science - Public Relations
Stephen F. Austin State University

Expert in

Site Selection, Commercial Real Estate and Economic Development

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29 Years of Experience

Education
Master of Landscape Architecture
Harvard University
Bachelor of Science in
Landscape Architecture
University of Pretoria

Expert in
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Landscape Architecture
Urban Development

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Project Manager

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12 Years Experience

Education
Bachelors of Science – Civil Engineering Texas Tech University

Expert In
Site Civil Design

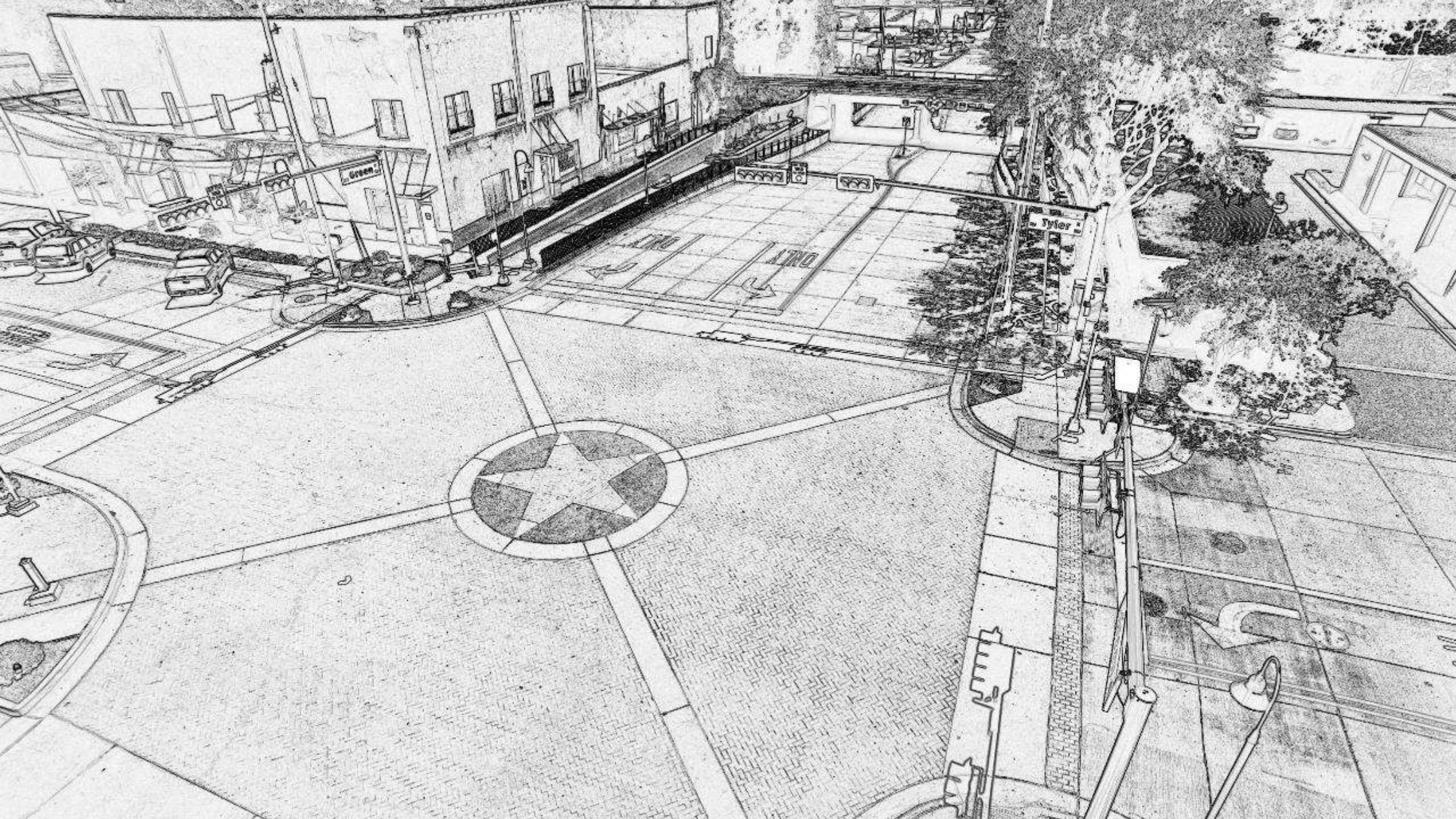
Establishing a Vision

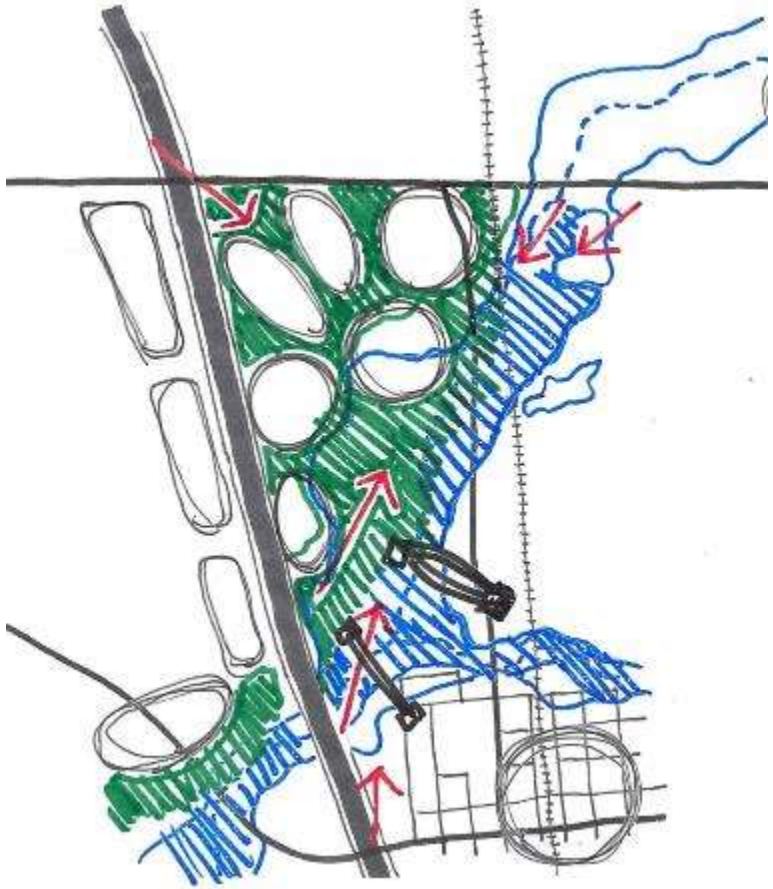
Francois de Kock

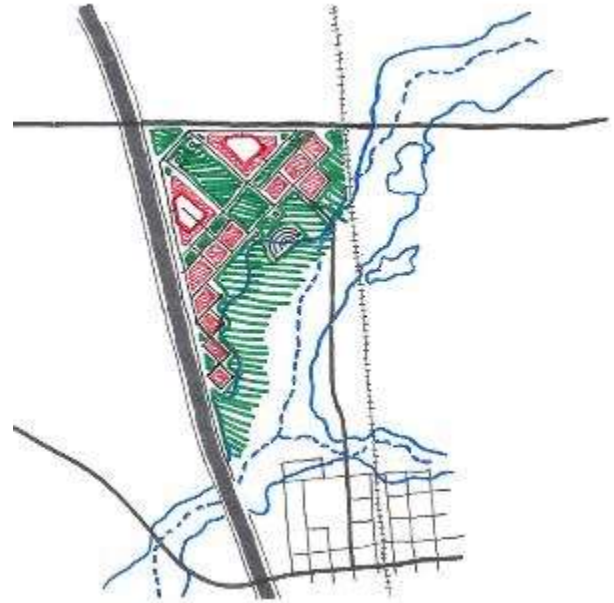
Greater ROI's without Compromising our Heritage

Quality of Life for Our Citizens

Develop Sensitively while Protecting our Environment


Green
Tyler

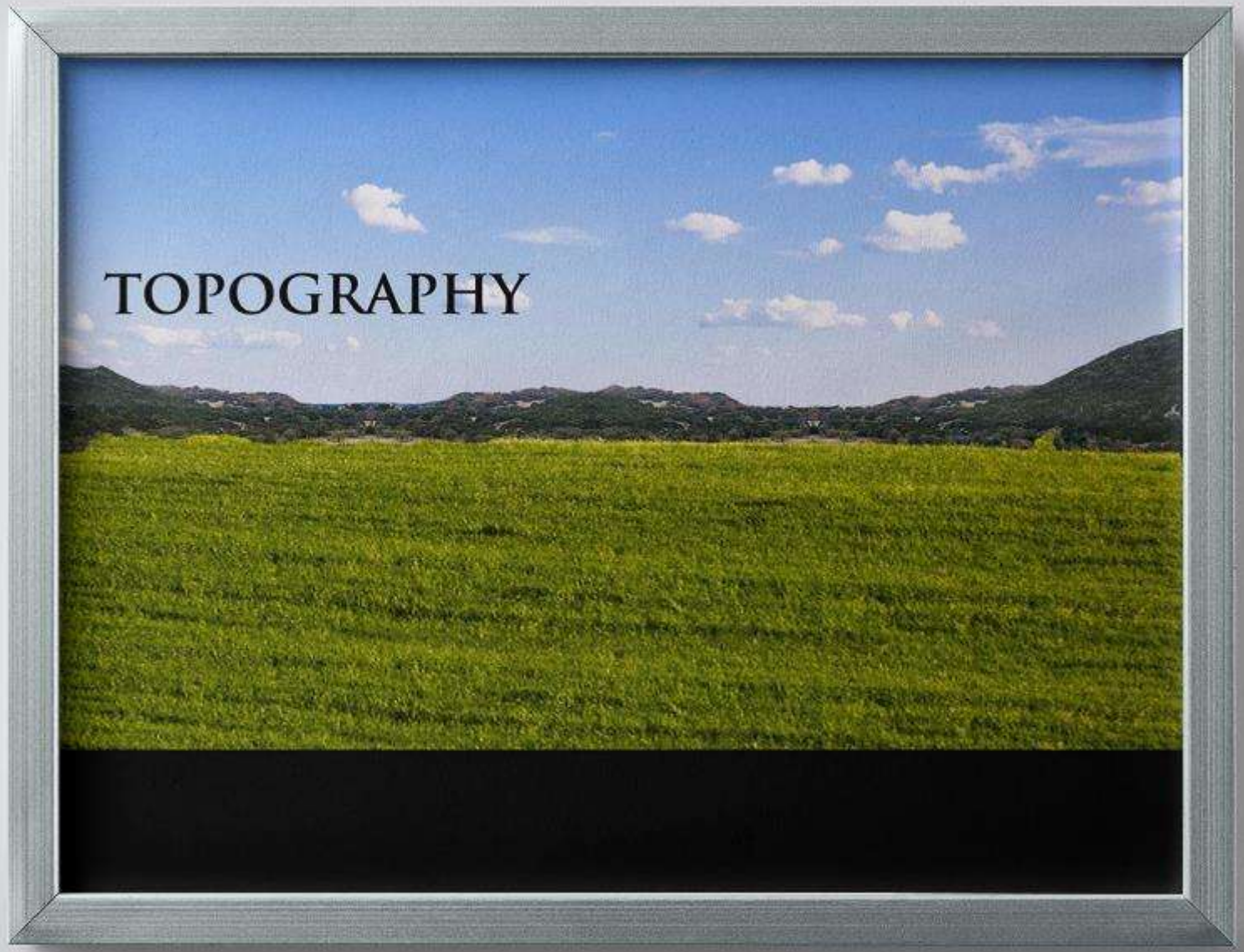


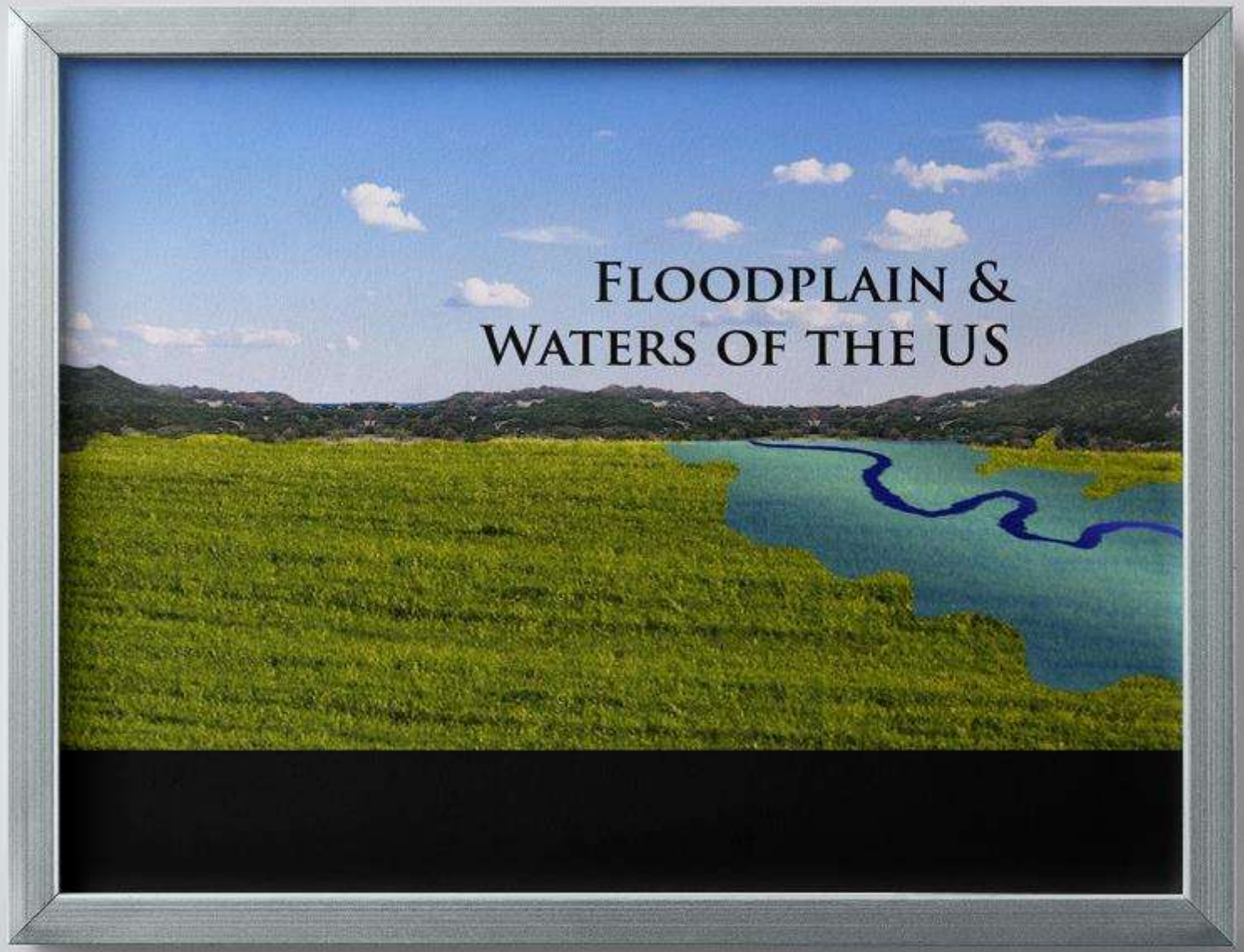


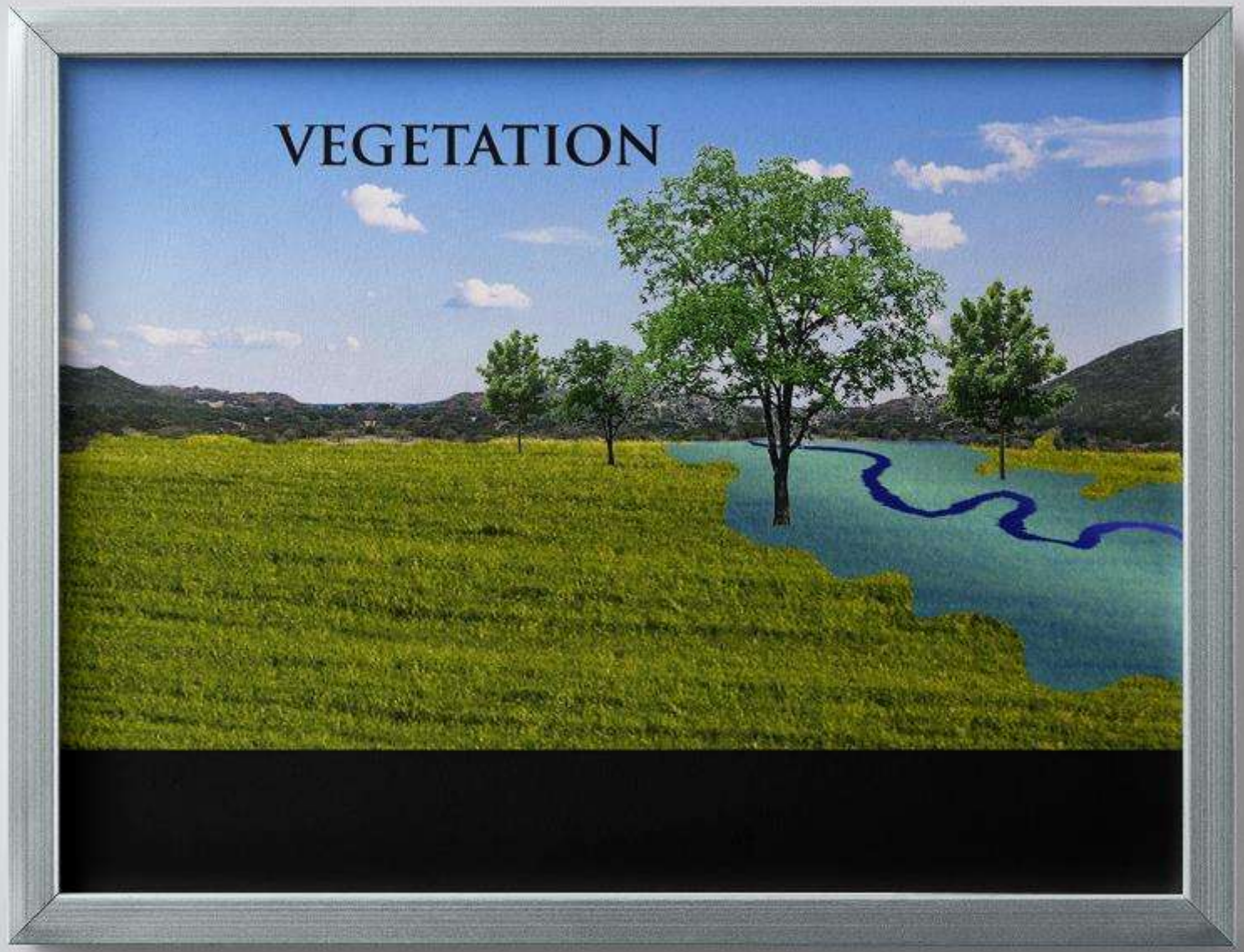
Site Selection & Due Diligence

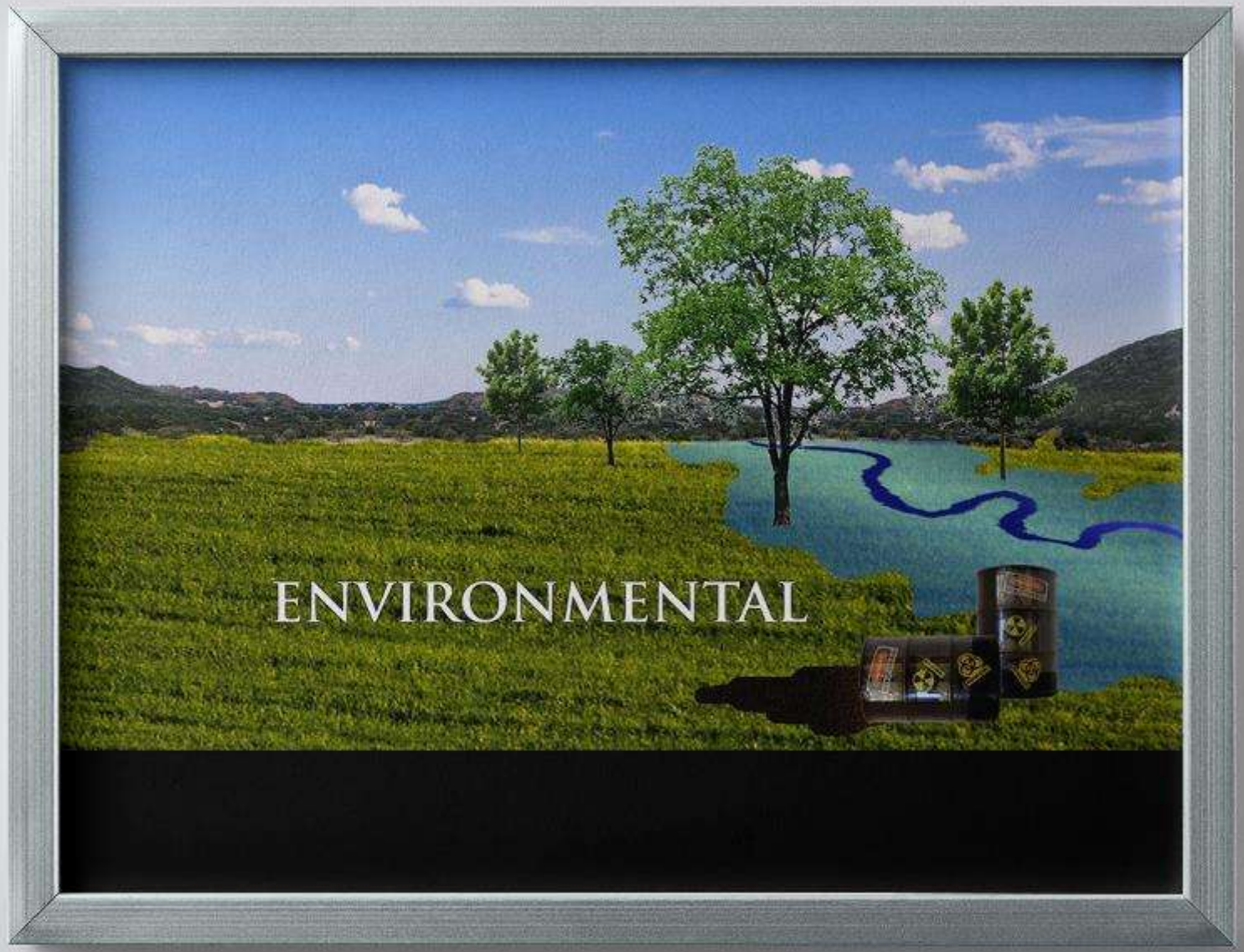
Eric Davis

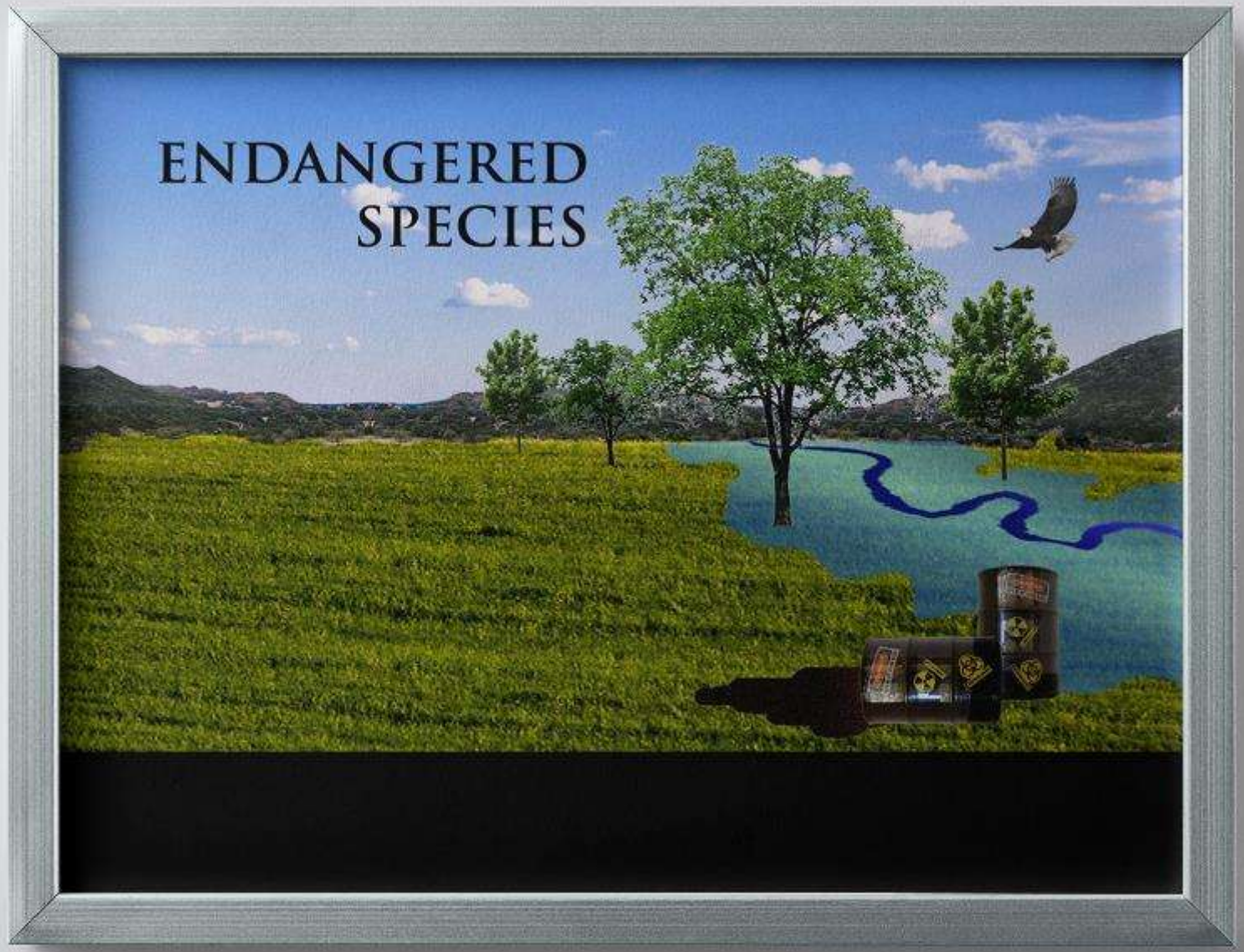

THE LAND

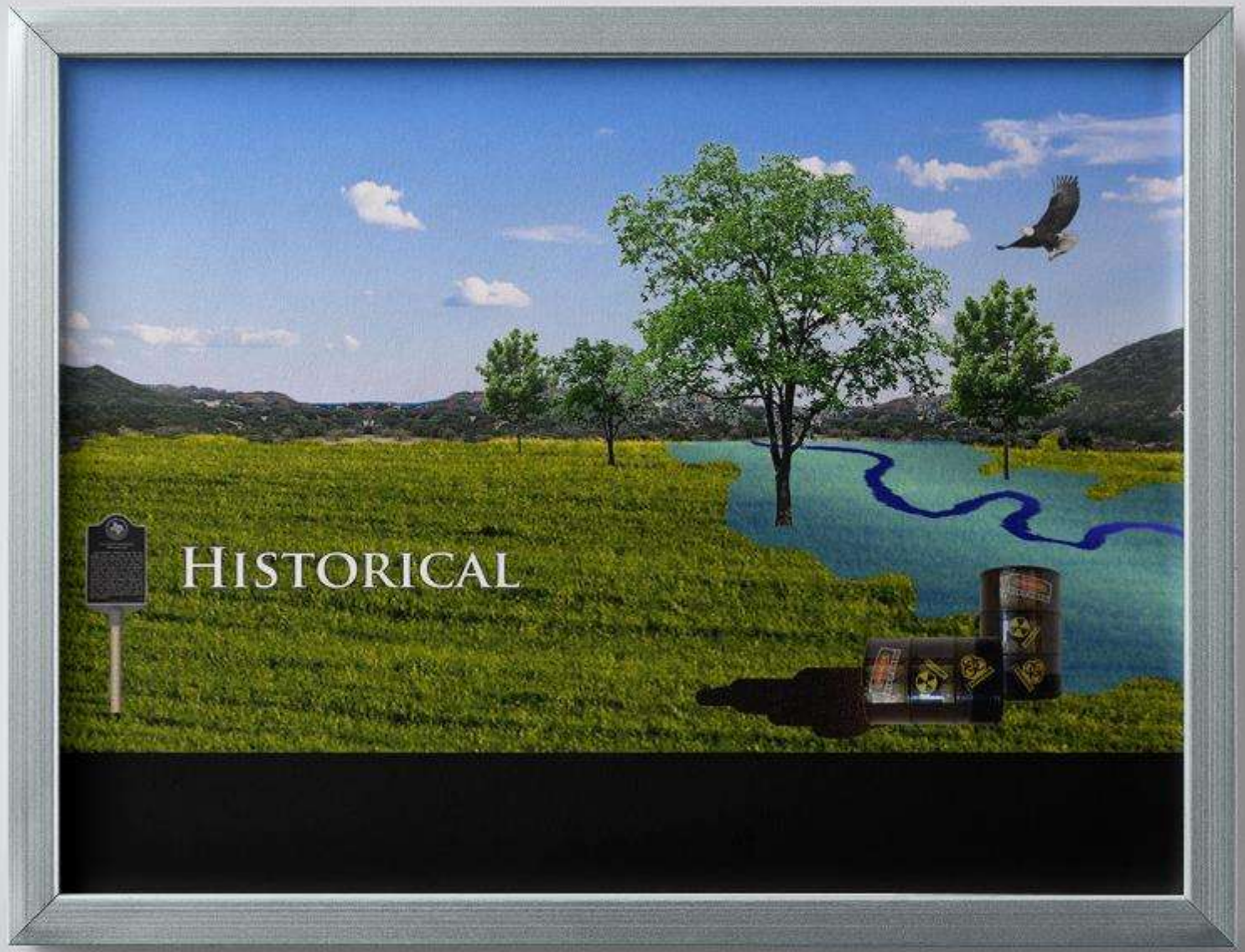

TOPOGRAPHY

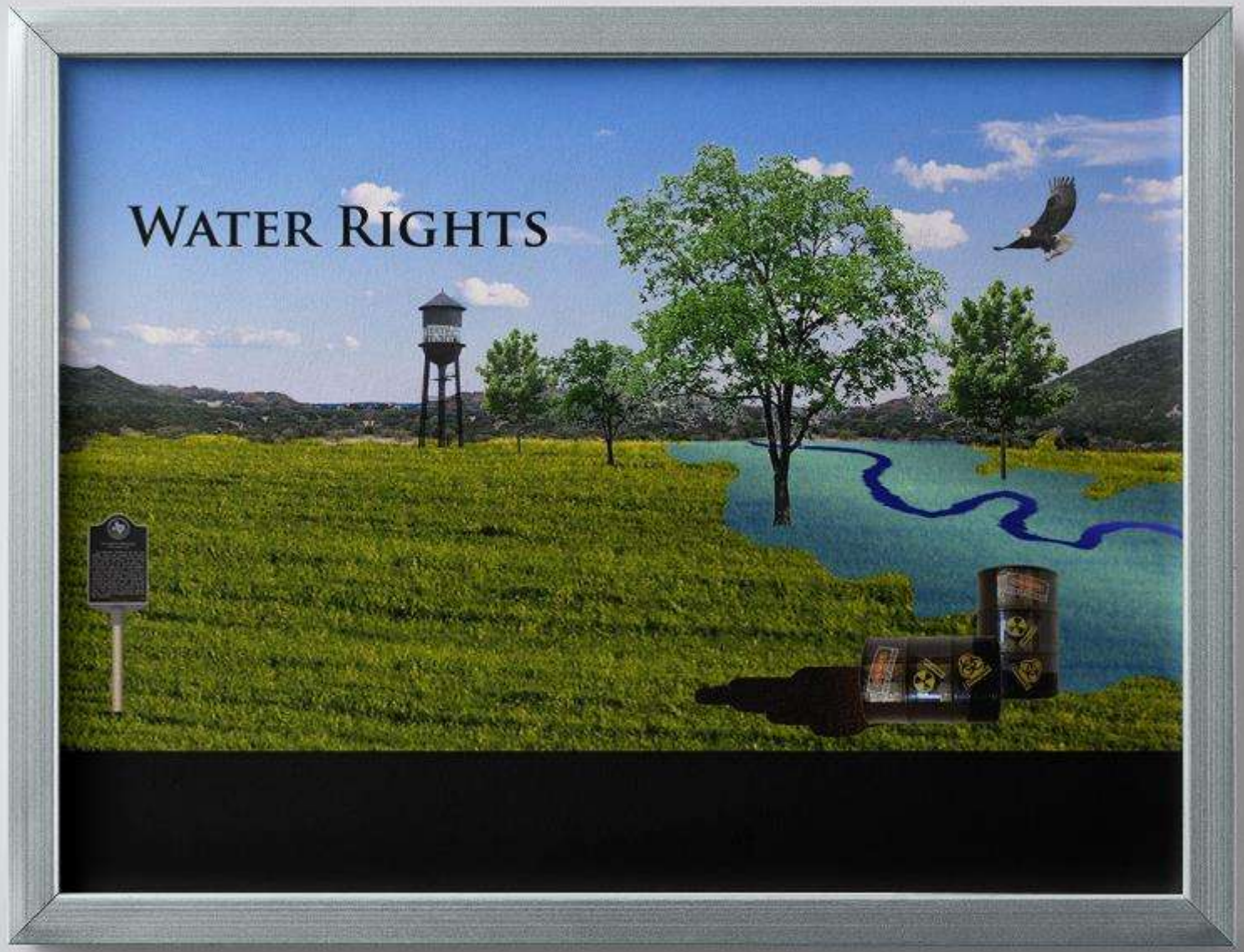

FLOODPLAIN &
WATERS OF THE US

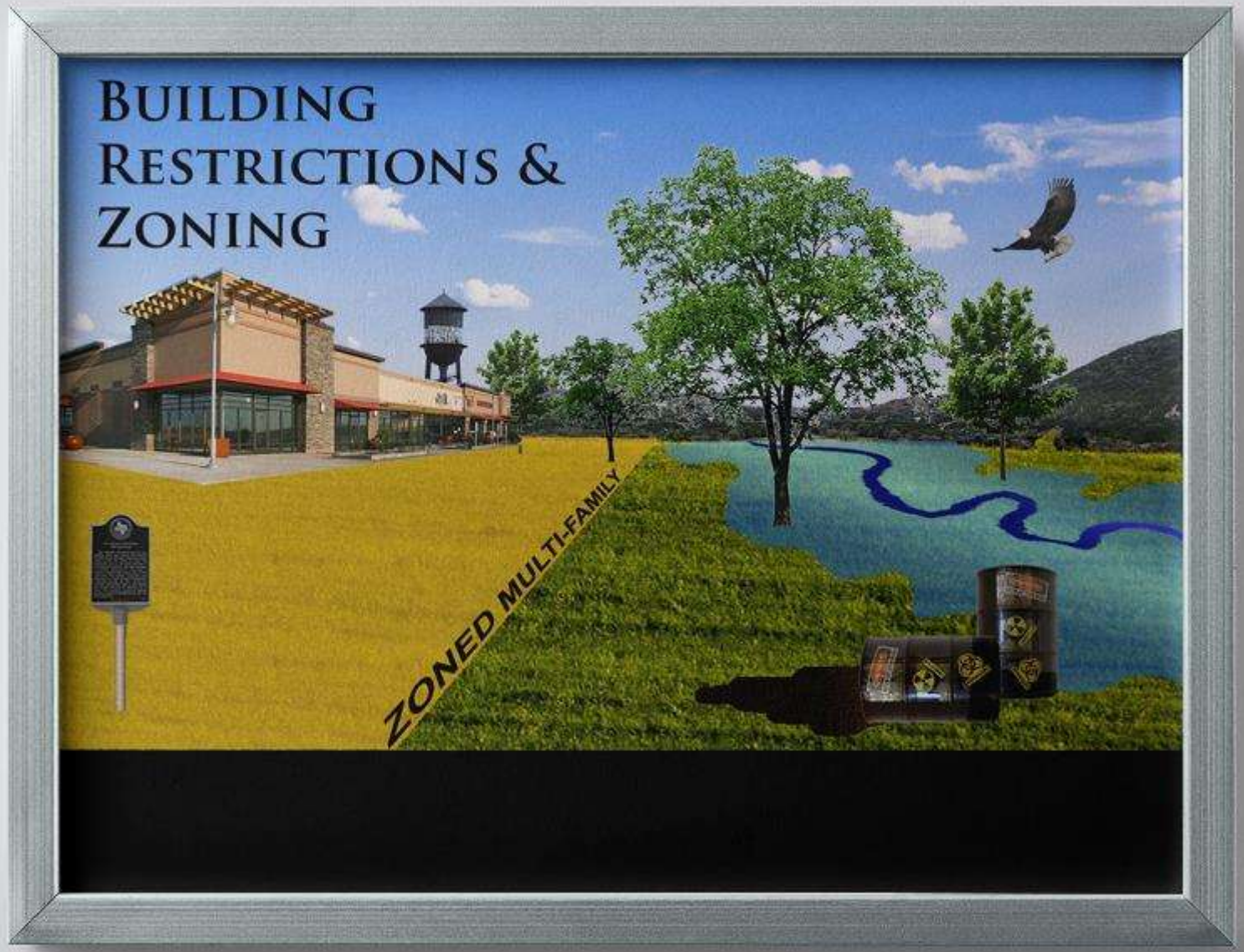

VEGETATION

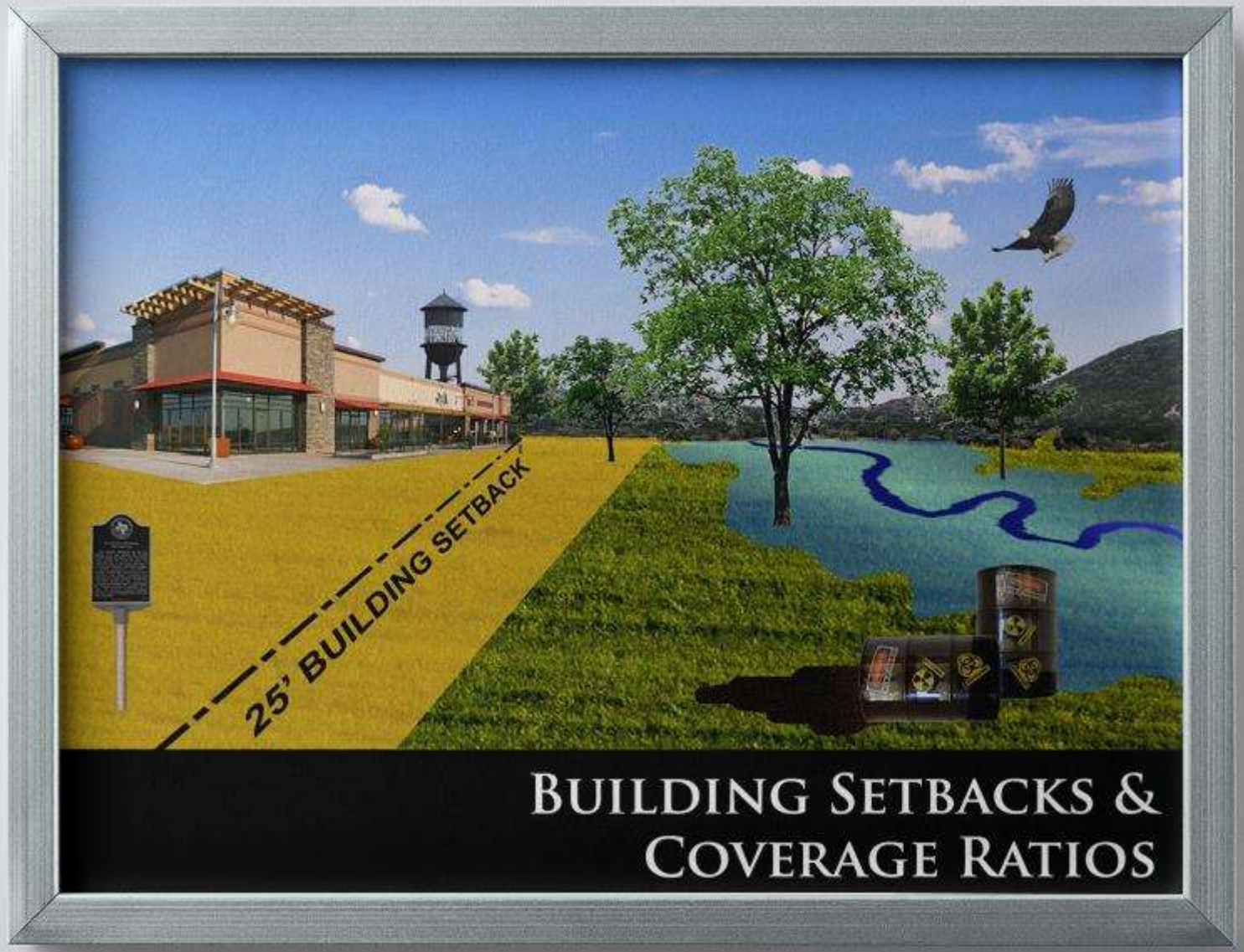

ENVIRONMENTAL

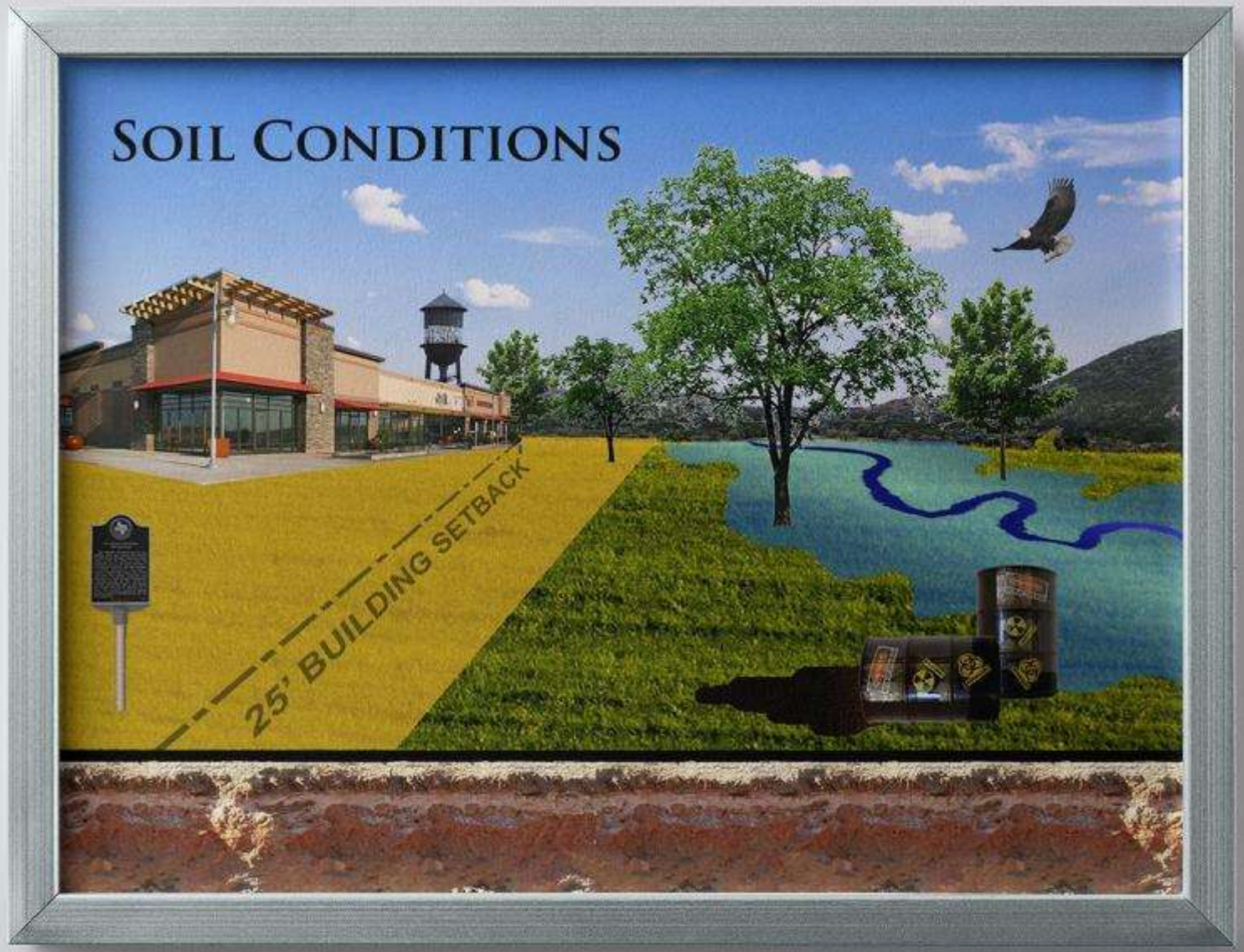

ENDANGERED
SPECIES

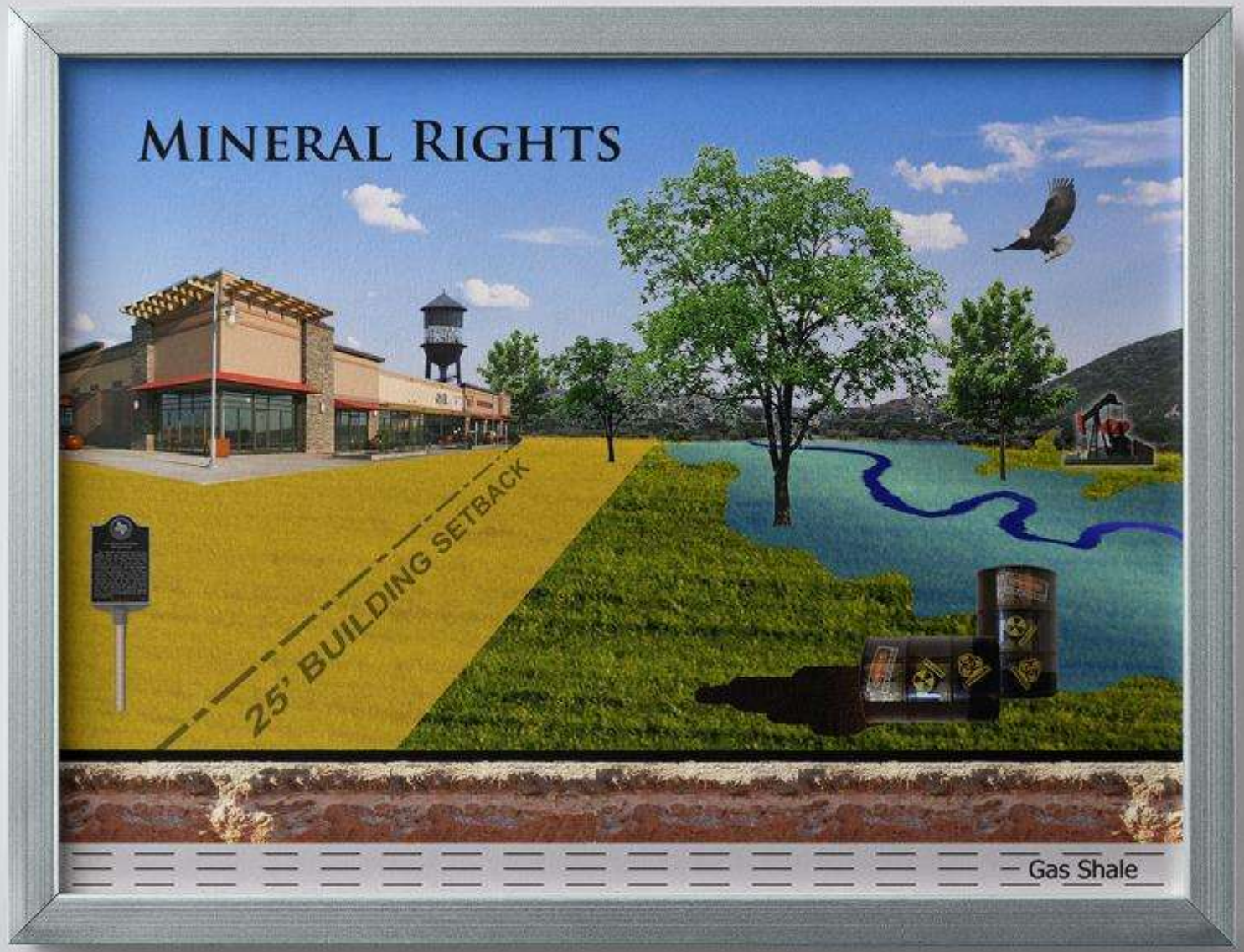

HISTORICAL

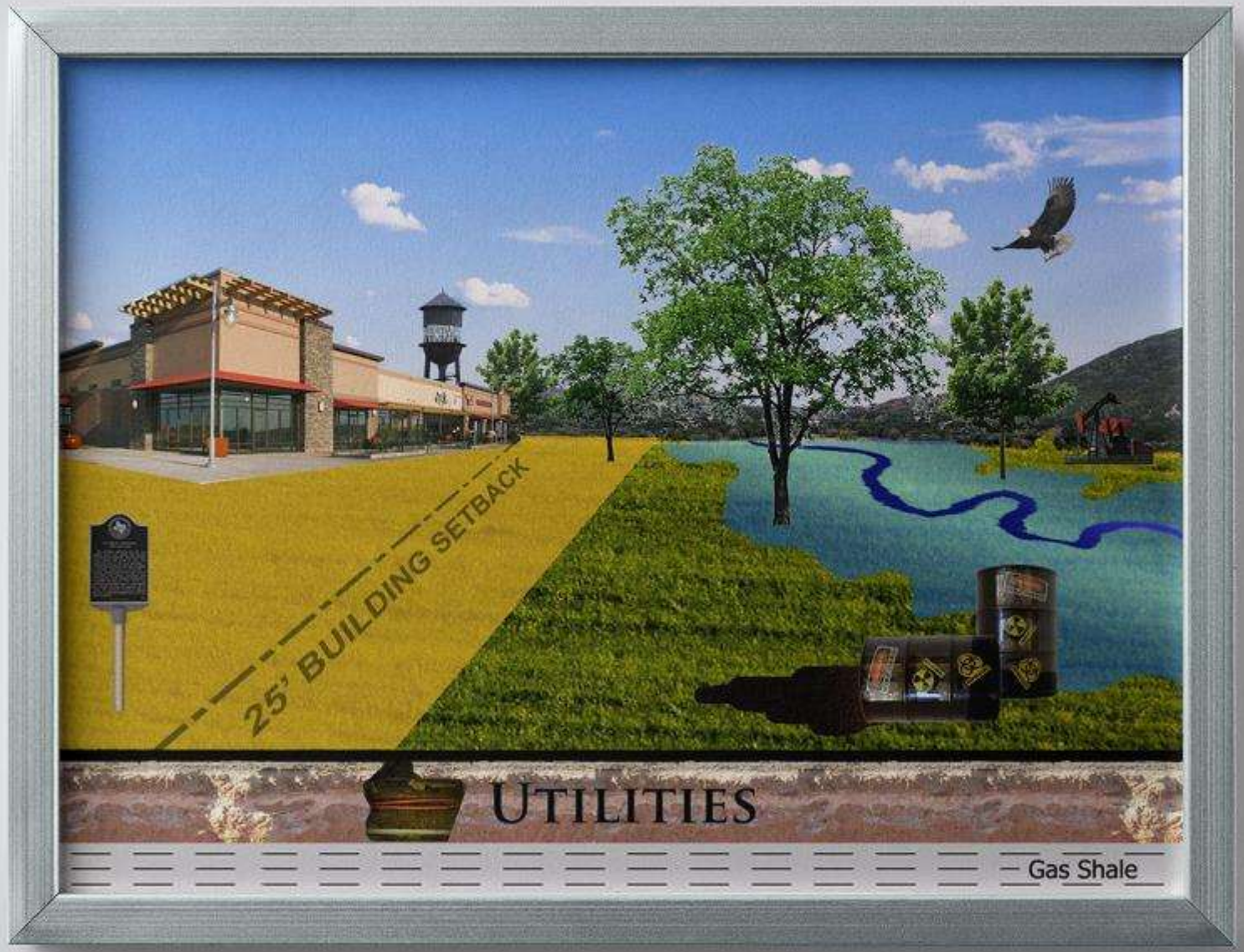

WATER RIGHTS

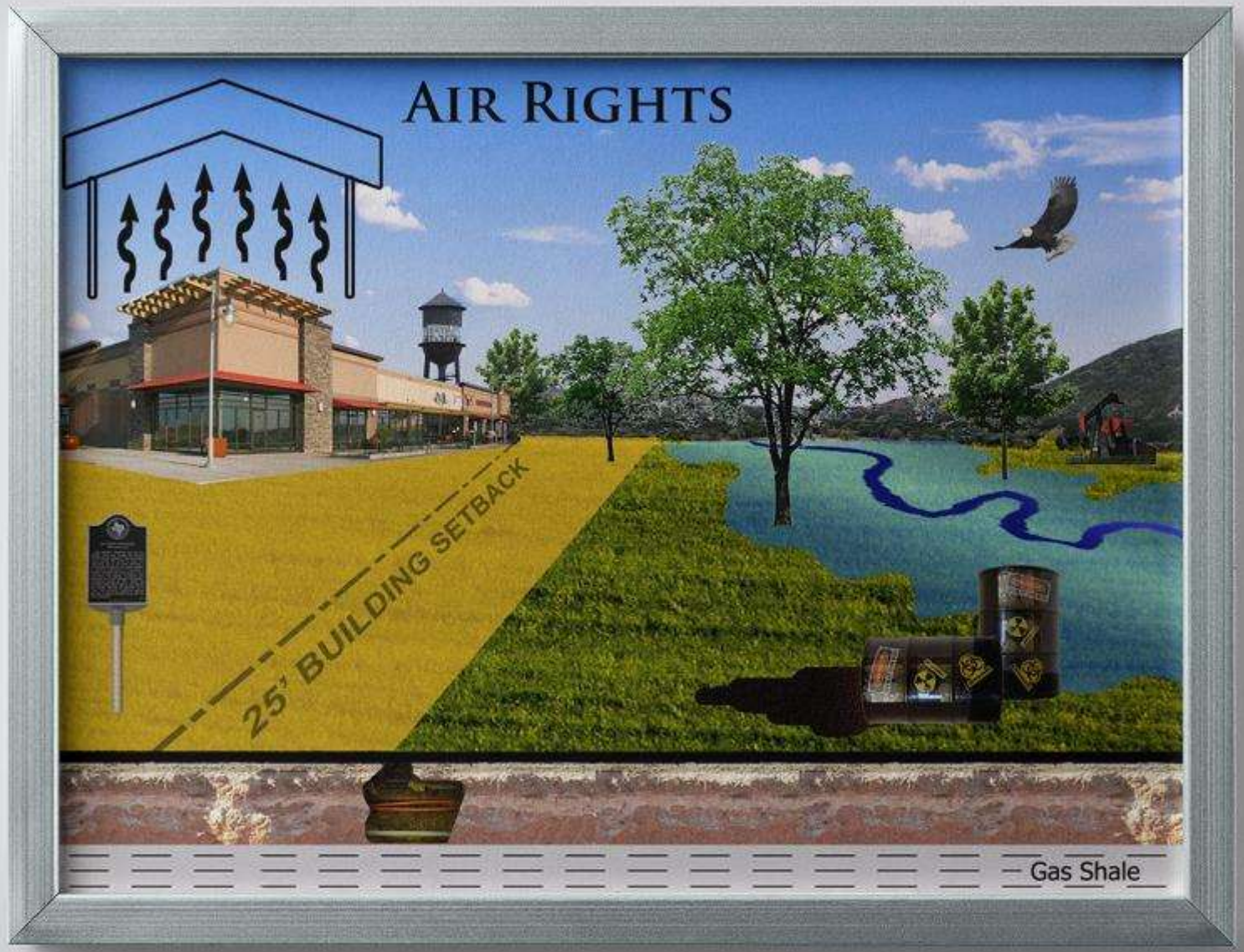

BUILDING
RESTRICTIONS &
ZONING
ZONED MULTI-FAMILY


25' BUILDING SETBACK
BUILDING SETBACKS &
COVERAGE RATIOS


SOIL CONDITIONS
25' BUILDING SETBACK


MINERAL RIGHTS
25' BUILDING SETBACK
Gas Shale


25' BUILDING SETBACK
UTILITIES
Gas Shale


AIR RIGHTS
25' BUILDING SETBACK
Gas Shale


AIR RIGHTS
ENDANGERED SPECIES
WATER RIGHTS
BUILDING RESTRICTIONS & ZONING
TOPOGRAPHY
VEGETATION
BUILDING SETBACKS & COVERAGE RATIOS
FLOODPLAIN & WATERS OF THE US
THE LAND
HISTORICAL
ENVIRONMENTAL
SOIL CONDITIONS
UTILITIES
MINERAL RIGHTS
Gas Shale

Know This About Your Land

- Ownership
- Price
- Exemptions
- Taxes
- Zoning & Ordinances
- Deed Restrictions
- Access Points
- Impact & Permit Fees

Site Selection Criteria

What Developers / Users Ask

Retail / Commercial

Is this the correct market for this product?

- Population size
- Competitors
- Traffic counts
- Income levels
- Psychographics
- Approvals
- Political risk

Site Selection Criteria

What Site Selectors Ask

Industrial

- Logistics issues
- Workforce availability
- Correct zoning
- Restrictions
- Utility availability
- Financing
- Incentives
- Local support

Zoning

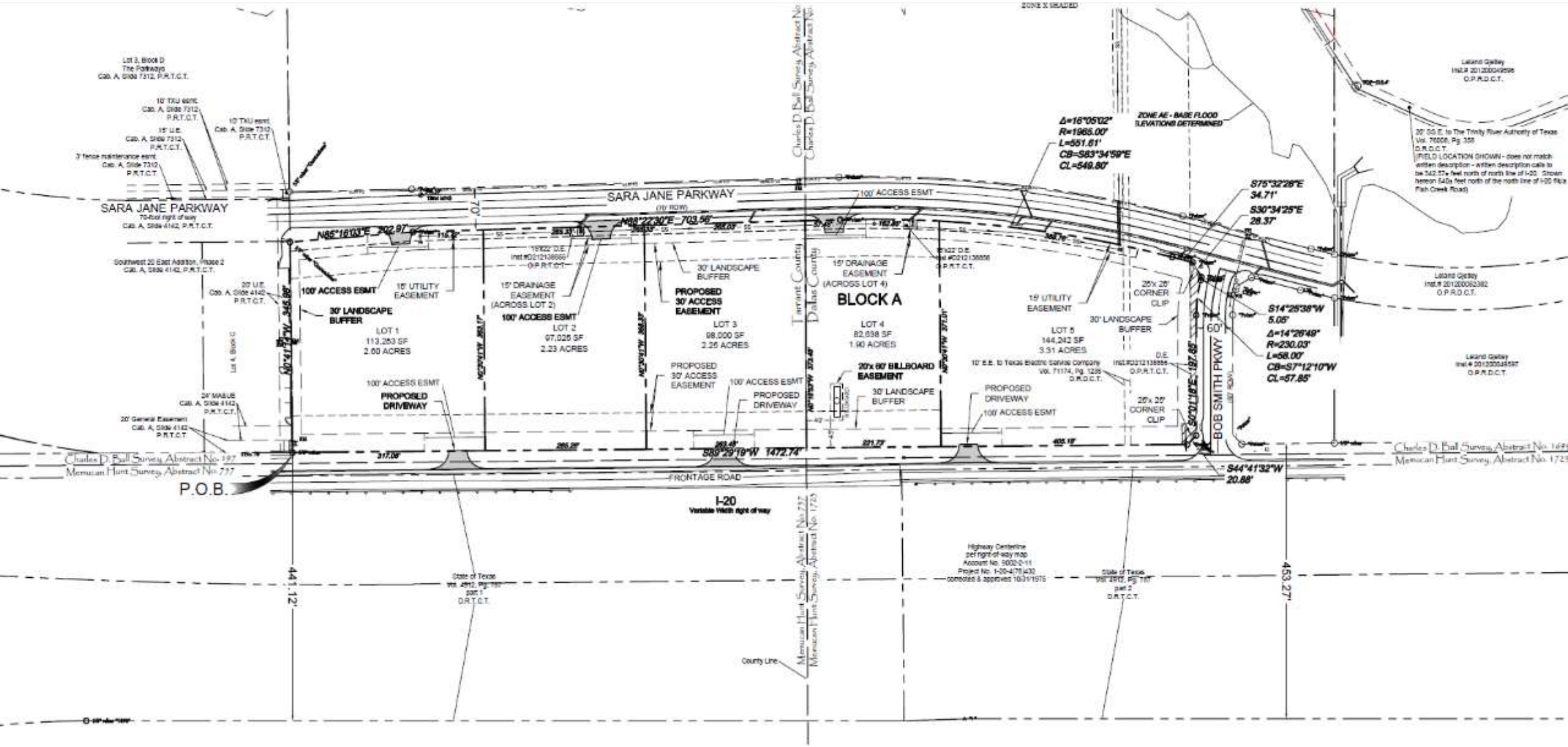
Eric Davis & Francois de Kock

Zoning

- Compliance
- Interpretation
- Zoning requirements influences construction cost
- Deed restrictions & covenants
- Staff level versus council level decision making

Zoning


SINGLE FAMILY
RESIDENTIAL
OPEN SPACE
SINGLE FAMILY
RESIDENTIAL
LAKE
MULTI-FAMILY
RESIDENTIAL
OPEN SPACE
COMMERCIAL


SARA JANE PARKWAY
70-foot right of way
Cab. A, Slide 4142, P.R.T.C.T.
SARA JANE PARKWAY
(by ROW)
70'
Lot 3, Block D
The Pathways
Cab. A, Slide 7312, P.R.T.C.T.
10' TXU esmt.
Cab. A, Slide 7312, P.R.T.C.T.
15' U.E.
Cab. A, Slide 7312, P.R.T.C.T.
3' fence maintenance esmt.
Cab. A, Slide 7312, P.R.T.C.T.
Southwest 20 East Addition, Phase 2
Cab. A, Slide 4142, P.R.T.C.T.
20' U.E.
Cab. A, Slide 4142, P.R.T.C.T.
Lot 4, Block C
24' MASUE
Cab. A, Slide 4142, P.R.T.C.T.
20' General Easement
Cab. A, Slide 4142, P.R.T.C.T.
Charles D. Ball Survey, Abstract No. 197
Mexican Hunt Survey, Abstract No. 737
P.O.B.
N85°16'03"E 702.97'
N88°22'30"E 703.56'
100' ACCESS ESMT
15' UTILITY EASEMENT
30' LANDSCAPE BUFFER
LOT 1
113,253 SF
2.60 ACRES
15' DRAINAGE EASEMENT (ACROSS LOT 2)
100' ACCESS ESMT
LOT 2
97,025 SF
2.23 ACRES
30' LANDSCAPE BUFFER
PROPOSED 30' ACCESS EASEMENT
LOT 3
98,000 SF
2.25 ACRES
PROPOSED 30' ACCESS EASEMENT
100' ACCESS ESMT
PROPOSED DRIVEWAY
100' ACCESS ESMT
PROPOSED DRIVEWAY
Charles D. Ball Survey, Abstract No. 737
Mexican Hunt Survey, Abstract No. 1725
Tarrant County
Dallas County
15' DRAINAGE EASEMENT (ACROSS LOT 4)
BLOCK A
LOT 4
82,038 SF
1.90 ACRES
20'x 60' BILLBOARD EASEMENT
30' LANDSCAPE BUFFER
PROPOSED DRIVEWAY
100' ACCESS ESMT
15' UTILITY EASEMENT
LOT 5
144,242 SF
3.31 ACRES
30' LANDSCAPE BUFFER
25'x 25' CORNER CLIP
20'x 20' CORNER CLIP
10' E.E. to Texas Electric Service Company
Vol. 71174, Pg. 1235
D.R.D.C.T.
D.E.
Inst.#D212138556
O.P.R.T.C.T.
Δ=16°05'02"
R=1965.00'
L=551.61'
CB=S83°34'59"E
CL=549.80'
ZONE AE - BASE FLOOD ELEVATIONS DETERMINED
S75°32'28"E
34.71'
S30°34'25"E
28.37'
S14°25'38"W
5.05'
Δ=14°26'49"
R=230.03'
L=58.00'
CB=S7°12'10"W
CL=57.85'
BOB SMITH PKWY
60'
S44°41'32"W
20.88'
FRONTAGE ROAD
I-20
Variable Width right of way
Highway Centerline
per right-of-way map
Account No. 5002-2-11
Project No. I-20-4(78)430
computed & approved 10-31-1975
State of Texas
Vol. 4812, Pg. 197
part 1
D.R.T.C.T.
State of Texas
Vol. 2512, Pg. 167
part 2
D.R.T.C.T.
County Line
441.12'
453.27'
Leland Gjelby
Inst.# 201200049596
O.P.R.D.C.T.
20' S.U.E. to The Trinity River Authority of Texas
Vol. 76006, Pg. 358
D.R.D.C.T.
(FIELD LOCATION SHOWN - does not match written description - written description calls to be 342.57± feet north of north line of I-20. Shown hereon 640± feet north of the north line of I-20 this is Fish Creek Road)
Leland Gjelby
Inst.# 201200062382
O.P.R.D.C.T.
Leland Gjelby
Inst.# 201200049597
O.P.R.D.C.T.

Infrastructure Planning

Travis Pierce

Infrastructure Types

Municipal Utilities

- Domestic Water
- Fire Protection
- Sanitary Sewer

Infrastructure Types

Site Design

- Grading; earthwork – geotechnical investigation
- Materials for construction

Infrastructure Types

Transportation

- Roads
- Rail
- Marine
- Airports

Infrastructure Types

Franchise Utilities

- Gas
- Electric
- Communications – wired or wireless

What Agencies Own the Infrastructure

- TxDOT
- AT&T
- Atmos
- Oncor

Urban Design & Architectural Planning

Francois de Kock

Urban Design & Architectural Planning

Requirements to ensure vision compliance

- Understand the intent of the vision


MAD HEN

Flexibility

Urban Design & Architectural Planning

“It’s how it’s done that is most important.”

Mixed Use Development

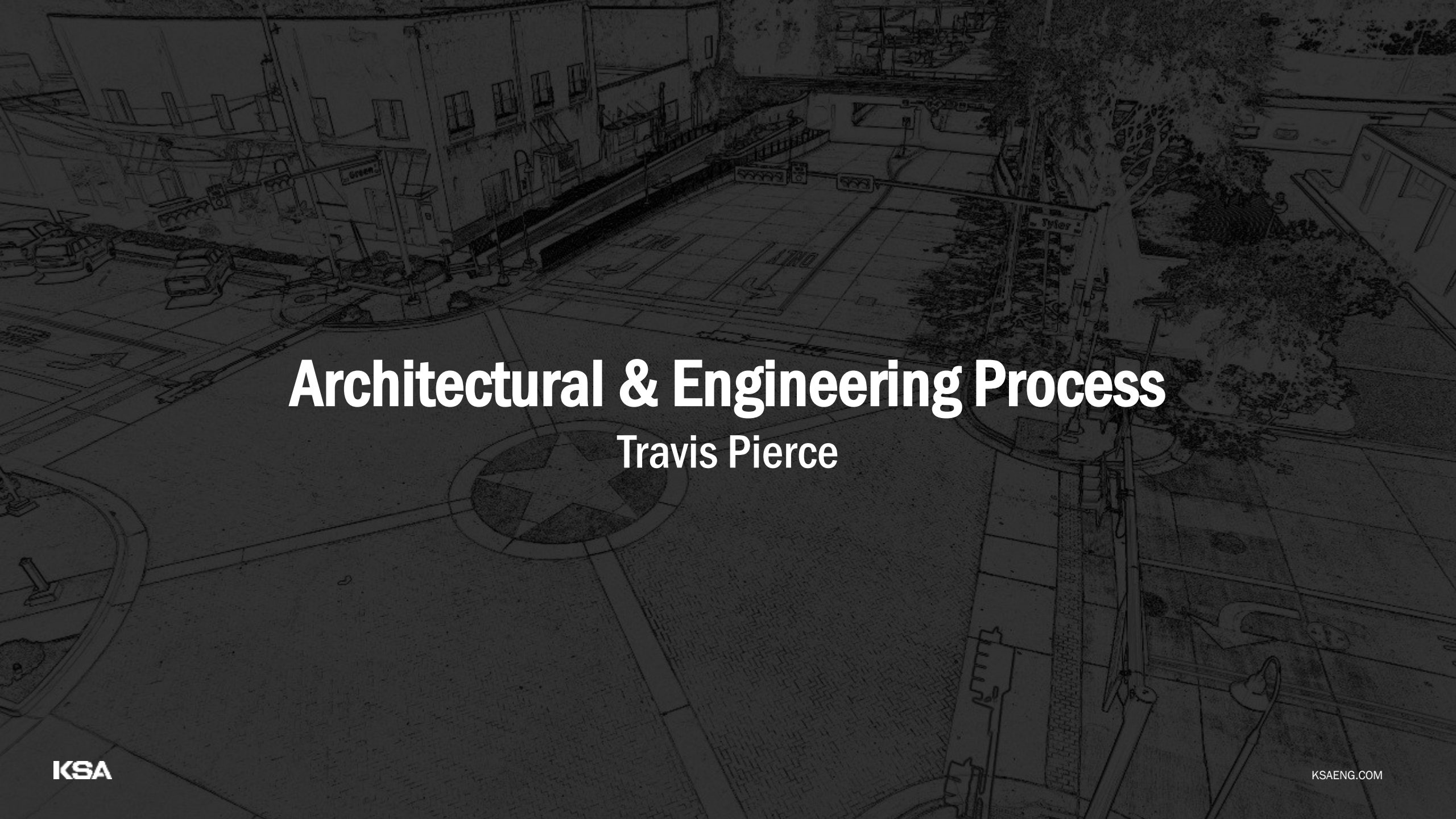
KSA

ksaeng.com

Aesthetics

KSA

ksaeng.com



Architectural & Engineering Process

Travis Pierce

Architectural & Engineering Process

Turning The Ideas Into Reality

Step 1 – Basis of Design

How it's done! Preferred Steps

- Requires owner input
- Define A/E scope of work
- Establish cost and schedule
- Outline permitting process
- Identify construction delivery method
- Select contractors to solicit
- Set expectations

Architectural & Engineering Process

Turning The Ideas Into Reality

Step 2 – Preliminary Design

How it’s done! Preferred Steps

- Develop design
- Update cost estimate
- Evaluate design alternatives
- Hold review meetings with owner

Architectural & Engineering Process

Turning The Ideas Into Reality

Step 3 – Detailed Design

- Prepare construction plans and specifications
- Preparation of construction contracts

Step 4 – Bidding *(contingent upon construction delivery method)*

- Solicitation of contractors

Platting & Permitting – What is the Process?

Platting and Permitting = Cost & Schedule

"Notice: A conveyance plat is a record of property approved by the City, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with provisions of the Subdivision Ordinance of the City. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits"

Platting

- Conveyance Plat
- Preliminary Plat (Multi-phase Developments)
- Final Plat
- Amended Plat
- Record Plat

Permits

- Site Plan
- Grading
- Storm Water
- Infrastructure
- Building
- TxDOT

Construction

Construction Delivery Methods

- Design-Bid-Build / Lump Sum Contract
- Design-Build
- Construction Management at Risk

Construction
Design-Bid-Build (DBB)

Advantages

Owner controls design & construction

Design changes easily accommodated prior to start construction

Construction cost is fixed at contract award

Low bid cost, maximum competition

Relative ease of implementation

Owner controls design/construction quality

Considerations

Requires significant owner expertise & resources

Shared responsibility for project delivery

Owner at risk to contractor for design errors

Design & construction are sequential, typically resulting in longer schedules

Construction cost unknown until contract award

No contractor input in design planning or value engineering

Construction
Design-Build (DB)

Advantages

Single entity responsible for design & construction

Construction often starts before design completion reducing project schedule

Construction cost known & fixed during design, price certainty

Transfer of design & construction risk from owner to the DB entity

Requires less owner expertise & resources

Considerations

Minimal owner control of both design & construction quality

Requires a comprehensive & carefully prepared performance specification

Design changes after construction begins are costly

Potentially confliction interest as both designer & contractor

Use may be restricted by regulation

High bid costs/fewer bids

Construction

Construction Manager at Risk (CM@R)

Advantages

Transfer of responsibility for construction, & some risk, from owner to CM

Construction cost known & fixed during design

CM has total control of construction & all subcontractors

Construction may start before design completion, reducing project schedule

Considerations

Reduce owner control of construction

Design changes after construction begins are costly

Potentially conflicting interest as both CM and contractor

Questions & Answers

Eric Davis, CEcD, CCIM

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